

Uniform Residential Appraisal Report

File # 08-05-06

There are 3 comparable properties in the subject neighborhood ranging in price from \$ 99,900.00 to \$ 139,000.00	
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 110,000.00 to \$ 134,000.00	
FEATURE	SUBJECT
Address	4920 Main Street
Gibson	402 East Church Street
Proximity to Subject	6 Miles +/-
Sale Price	\$ 110,000
Sale Price/Gross Liv. Area	\$ 27.34 sq. ft.
Data Source(s)	Inspection/MLS
Verification Source(s)	MLS/Realtor
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	Conventional
Concessions	None
Date of Sale/Time	8/15/2005
Location	Suburban
Leasehold/Fee Simple	Fee Simple
Site	AV-AV
View	Average
Design (Style)	Stucco 2-Sty
Quality of Construction	Average
Actual Age	58Y/30EA
Condition	Fair
Above Grade	Total Bdrms. Baths
Room Count	10 3 3
Gross Living Area	3,452 sq. ft.
Basement & Finished	None
Rooms Below Grade	None
Functional Utility	Average
Heating/Cooling	EHP/Central
Energy Efficient Items	Typical
Garage/Carport	1 CarGar/Wksp
Porch/Patio/Deck	Front Stoop
	Fenced Yard
	2 Fireplaces
Net Adjustment (Total)	\$ 1,435
Adjusted Sale Price	\$ 111,435
of Comparables	

I ☒ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Tax Card

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) Scotland County Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	No previous sales in past 36 months	No previous sales in past 36 months	None other than used	2/2002
Price of Prior Sale/Transfer				Unknown
Data Source(s)				
Effective Date of Data Source(s)				

Analysis of prior sale or transfer history of the subject property and comparable sales See above

Summary of Sales Comparison Approach The appraiser used the best sales available with all four sales being similar in design on the exterior. Sale two and three are located in Gibson and were used for location. Sale one is similar in condition as the subject. Sale one was adjusted for central heat and air and sale two was superior in land values. Sale two, three and four were all superior in condition. The appraiser adjusted each sale as needed and after considering the present condition of the subject, a value of \$112,000.00 is indicated for the subject in "AS-IS" condition.

Indicated Value by Sales Comparison Approach \$ 112,000

Indicated Value by: Sales Comparison Approach \$ 112,000 Cost Approach (if developed) \$ 115,200 Income Approach (if developed) \$ N/A

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 112,000, as of 8/6/2006, which is the date of inspection and the effective date of this appraisal.